

(3)

APN(s): 139-35-211-041

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-35-211-041

Inst #: 200910150003084

Fees: \$16.00

N/C Fee: \$0.00

10/15/2009 03:04:40 PM

Receipt #: 95001

Requestor:

LAS VEGAS CITY

Recorded By: OSA Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description: SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER IN BLOCK FOUR (4) OF GRANDVIEW
ADDITION AND REPLAT OF GRANDVIEW ADDITION;

THENCE NORTH 89° 50' 10" EAST ALONG THE SOUTH LINE OF SAID BLOCK 4,
299.28 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4;

THENCE CONTINUING NORTH 89° 50' 10" EAST 9.00 FEET TO THE WESTERLY LINE OF
ELEVENTH STREET AS ESTABLISHED BY THE CITY OF LAS VEGAS;

THENCE SOUTH 0° 10' 10" WEST, 9.00 FEET ALONG THE WESTERLY LINE OF
ELEVENTH STREET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST ON THE WESTERLY LINE
OF ELEVENTH STREET HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL
ANGLE OF 28°02' 50" AN ARC DISTANCE OF 146.85 FEET;

THENCE SOUTH 28° 13' 00" WEST PARALLEL TO AND 30.50 FEET NORTHWEST OF THE
CENTER LINE OF ELEVENTH STREET AS EXTENDED NORTHEASTERLY FROM
FAIRVIEW TRACT, 16.21 FEET TO THE NORTHERLY LINE OF BLOCK 10 EXTENDED OF
FAIRVIEW TRACT;

THENCE NORTH 61° 57' 13" WEST ALONG SAID NORTHERLY LINE EXTENDED AND
THE NORTHERLY LINE OF BLOCK 10 OF FAIRVIEW TRACT, 309.50 FEET TO THE
NORTHWEST CORNER OF BLOCK 10 OF SAID FAIRVIEW TRACT;

THENCE NORTH 24° 44' 00" EAST 19.63 FEET TO THE POINT OF BEGINNING.

RESERVING TO THE CITY OF LAS VEGAS AN EASEMENT FOR ALLEY PURPOSES
OVER THE FOLLOWING DESCRIBED PARCEL:

Case Number(s): SDR-33880

Assessor's Parcel No(s): 139-35-211-041

Planning Commission Meeting of August 13, 2009

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BEGINNING AT THE SOUTHWEST CORNER IN BLOCK FOUR (4) OF GRANDVIEW ADDITION;

THENCE NORTH 89° 50' 10" EAST ALONG THE SOUTH LINE OF SAID BLOCK 4, 0.85 FEET;

THENCE SOUTH 61° 57' 13" EAST, PARALLEL TO AND 20.00 FEET DISTANT FROM THE NORTHERLY LINE OF BLOCK 10 IN FAIRVIEW TRACT, 160.45 FEET;

THENCE SOUTH 28° 13' 00" WEST 20.00 FEET TO THE SAID NORTHERLY LINE IN BLOCK 10;

THENCE NORTH 61° 57' 13" WEST ALONG SAID NORTHERLY LINE OF BLOCK 10, 160.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 10;

THENCE NORTH 24° 44' 00" EAST 19.63 FEET TO THE POINT OF BEGINNING.

RESERVING TO THE LAS VEGAS VALLEY WATER DISTRICT AN EASEMENT FOR UNDERGROUND UTILITIES UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER IN BLOCK 10 OF FAIRVIEW TRACT THE TRUE POINT OF BEGINNING;

THENCE NORTH 61° 57' 13" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 10 OF FAIRVIEW TRACT 155.00 FEET;

THENCE NORTH 28° 13' 00" EAST 47.60 FEET;

THENCE NORTH 0° 09' 50" WEST 44.47 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF BLOCK 4 OF GRANDVIEW ADDITION;

THENCE NORTH 89° 50' 10" EAST 15.00 TO THE SOUTHWEST CORNER OF LOT 5 OF BLOCK 4 OF GRANDVIEW ADDITION;

THENCE SOUTH 0° 09' 50" EAST 48.26 FEET;

THENCE SOUTH 28° 13' 00" WEST 41.36 FEET;

THENCE SOUTH 61° 57' 13" EAST 149.50 FEET;

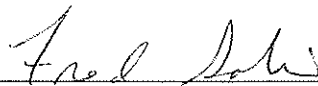
THENCE SOUTH 28° 13' 00" WEST 16.21 FEET;

THENCE NORTH 61° 57' 30" WEST ALONG SAID NORTHERLY LINE EXTENDED OF BLOCK 10 OF FAIRVIEW TRACT 9.50 FEET TO THE TRUE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **August 13, 2009** approved the following **Case Number(s): SDR-33880** together with various conditions, limitations, and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use of the above-referenced real property in the City of Las Vegas.

YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

August 18, 2009



Fred Solis, AICP, Senior Planner
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**